

Environmental Condition of Property/Finding of Suitability to Lease in Support of the Naval Housing Public-Private Venture for Doris Miller Park Warehouses Numbers 4, 8, 12, 16 and 101

August 2006

Department of the Navy
Commander
Naval Facilities Engineering Command, Pacific
258 Makalapa Drive, Suite 100
Pearl Harbor, HI 96860-3134



Environmental Engineering Services
Contract Number N62742-02-D-1801, CTO 0008

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Prepared for:



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Prepared under:

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C. Hazardous Materials/Hazardous Waste

Use: ☐ Yes ☒ No ☐ Unknown

Storage: ☒ Yes ☐ No ☐ Unknown

Not responsive

Type of HM/HW: Minimal storage of used paints, 3- 55 gallon drums of enamel/oil and enamel/water based paint, spray paints (aerosol cans), strippers, cleaners, 5 gal propane tanks, pesticides/herbicides, caulking, adhesive, gas and oil at warehouse # 8; several 1 gallon and 5 gallon containers of paint, primers and cleaners at warehouse #s 16 and 101; several 1/2 gallons of thinner and stripper, 5-55 gallon drums of floor stripper and wax at warehouse # 101.

Type of Use and/or Storage: These materials are stored and used to maintain Naval housing.

Source of information: Site reconnaissance field notes and interviews. Site reconnaissance photographs.

Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste: ☒ Yes ☐ No ☐ Unknown

Source of information: Site reconnaissance field notes and site reconnaissance photographs. 1-55 gallon accumulation bin for LBP chips at warehouse # 101 is stored by DZN Maintenance. Consumer products (that contain hazardous substances) may have special disposal requirements (e.g., refrigerants, fluorescent light tubes and/or ballasts, monitors, radioactive material in smoke detectors, etc.) may be present at the warehouses.

Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: ☐ Yes ☒ No ☐ Unknown

UST No. Gals.

Source of information: The pre-final EBS to Support the Utilities Privatization of the DoN Water Distribution Systems of June 2005, and the Draft EBS to Support the Public-Private Venture of the DoN Housing of May 2006, as well as the site reconnaissance.

Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks: ☐ Yes ☒ No

AST No. Gals.

Source of information: The pre-final EBS to Support the Utilities Privatization of the DoN Water Distribution Systems of June 2005, and the Draft EBS to Support the Public-Private Venture of the DoN Housing of May 2006, as well as the site reconnaissance.

Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's): ☒ Yes ☐ No ☐ Unknown

Source of information: The pre-final EBS to Support the Utilities Privatization of the DoN Water Distribution Systems of June 2005, and the Draft EBS to Support the Public-Private Venture of the DoN Housing of May 2006, as well as the site reconnaissance. On-site transformer L-13 has released PCBs to the environment, but at concentrations that do not require a response action (Category 3).

Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: ☒ Yes ☐ No ☐ Unknown

If yes: ☐ Friable ☒ Non-friable ☐ Unknown

Source of information: Site reconnaissance field notes and interviews. Site reconnaissance photographs of worn and abraded asbestos containing vinyl floor tiles in warehouses #s 8 and 101. Similar tile was observed in Warehouse # 4 in the MWR CDC area; however it was not worn or abraded.

Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

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I. Lead Paint: ☒ Yes ☐ No ☐ Unknown

Source of information: Site reconnaissance field notes and interviews. Suspected or reported LBP warehouse #s 8, 12, 16 and 101.

Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

J. Radon: ☐ Yes ☒ No ☐ Unknown

Source of information: The pre-final EBS to Support the Utilities Privatization of the DoN Water Distribution Systems of June 2005, and the Draft EBS to Support the Public-Private Venture of the DoN Housing of May 2006, as well as the site reconnaissance.

Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: ☐ Yes ☒ No ☐ Unknown

Source of information: The pre-final EBS to Support the Utilities Privatization of the DoN Water Distribution Systems of June 2005, and the Draft EBS to Support the Public-Private Venture of the DoN Housing of May 2006, as well as the site reconnaissance.

Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: ☐ Yes ☒ No ☐ Unknown

Source of information: The pre-final EBS to Support the Utilities Privatization of the DoN Water Distribution Systems of June 2005, and the Draft EBS to Support the Public-Private Venture of the DoN Housing of May 2006, as well as the site reconnaissance.

Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: ☐ Yes ☒ No ☐ Unknown

Source of information: The pre-final EBS to Support the Utilities Privatization of the DoN Water Distribution Systems of June 2005, and the Draft EBS to Support the Public-Private Venture of the DoN Housing of May 2006, as well as the site reconnaissance.

Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: ☐ Yes ☒ No ☐ Unknown

Source of information: The pre-final EBS to Support the Utilities Privatization of the DoN Water Distribution Systems of June 2005, and the Draft EBS to Support the Public-Private Venture of the DoN Housing of May 2006, as well as the site reconnaissance.

Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources: ☐ Yes ☒ No ☐ Unknown

Source of information: The pre-final EBS to Support the Utilities Privatization of the DoN Water Distribution Systems of June 2005, and the Draft EBS to Support the Public-Private Venture of the DoN Housing of May 2006, as well as the site reconnaissance.

Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

P. Pesticides and/or Herbicides: ☒ Yes ☐ No ☐ Unknown

Source of information: The pre-final EBS to Support the Utilities Privatization of the DoN Water Distribution Systems of June 2005, and the Draft EBS to Support the Public-Private Venture of the DoN Housing of May 2006, as well as the site reconnaissance. Pesticides and/or herbicide residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soil as a result of past pest extermination and/or landscape maintenance practices.

Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

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2. List of Land Use Controls and/or Notifications and/or Restrictions required for Real Estate Action:

Notifications: The Government hereby notifies the Lessee of the above ECP as listed.

Restrictions:

General Compliance

- The Lessee shall at all time comply with all Federal, State and local Environmental Laws.
- The Lessee shall be responsible for obtaining at its cost and expense any environmental permits or regulatory authorization required for its operations
- The Lessee shall allow the Government and its subcontractors access to the property with reasonable notice to undertake any and all activity the Government deems appropriate concerning environmental investigation and/or remediation.

Hazardous Materials/Hazardous Waste

- Any and all hazardous materials/hazardous waste stored at the warehouses and/or collected from the housing areas and brought to the warehouses (e.g., paints, solvents, fuels, etc.) shall be stored and/or disposed of in compliance with all Federal, State and local regulations.

Asbestos

- The Lessee shall be responsible for management of any asbestos in accordance with applicable laws.
- The Lessee shall remove or abate any asbestos prior to making any facility or property improvements, renovations, or demolition activities, in accordance with all Federal, State and local laws and regulations.

Consumer Products (that may contain hazardous substances)

- The Lessee shall at his own expense at all times comply with all Federal, State and local Environmental Laws concerning the handling, storage, transportation, treatment and/or disposal of any consumer products left by tenants or found on the Subject Property that be considered hazardous substances and/or its constituents which may have special disposal requirements.

Lead-based Paint

- The Lessee shall maintain painted surfaces within the property to prevent possible release of any lead that may be present.
- The Lessee must test any paint on surfaces not previously tested by the new Lessee that would be disturbed during any alteration, modification, or renovation activities.

Pesticides/Herbicides

- The Lessee shall manage pesticide-contaminated soil in accordance with applicable laws and regulations. Additionally, areas with pesticide-contaminated soils shall be evaluated to ensure that they do not pose an unreasonable human health risk to people residing or working regularly in those areas. Application or use of pesticides/herbicides shall be in compliance with current DoN policy and procedures.

Underground Petroleum Pipeline

- Petroleum contaminated soil or groundwater encountered during any construction or excavation activity shall be managed in accordance with applicable laws and regulations and in such manner as to not contaminate uncontaminated soil and groundwater.
- The Lessee shall notify the Government immediately of a release of a reportable quantity, or within 24 hours of any smaller quantity, from any portion of the pipeline within the Subject Property and must implement mitigation as soon as possible in keeping with requirements of environmental laws to the extent it owns or operates such pipeline.